

042.0

0004

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
640,200 / 640,200
640,200 / 640,200
640,200 / 640,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 39 | | FRANKLIN ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------|---------|
| Owner 1: LEON MIKAELLE-ETAL | |
| Owner 2: LEON JEAN FELIX | |
| Owner 3: | |

| |
|--------------------------|
| Street 1: 39 FRANKLIN ST |
| Street 2: |

| |
|---------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474 |

| PREVIOUS OWNER |
|----------------|
| Owner 1: |
| Owner 2: |
| Street 1: |
| Twn/City: |
| St/Prov: |
| Postal: |

| NARRATIVE DESCRIPTION |
|---|
| This parcel contains 3,632 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 1553 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 3632 | | Sq. Ft. | Site | | 0 | 80. | 1.46 | 1 | | | | | | | | | 423,169 | | | | | | 423,200 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 29196 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 11/10/18 |



Patriot Properties Inc.

!3551!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 29196 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT Date | Time |
| 12/10/20 | 18:46:36 |
| LAST REV Date | Time |
| 04/09/19 | 14:17:27 |
| apro | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | | | |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Parcel ID | | | | | | | | | | |
| 042.0-0004-0016.0 | | | | | | | | | | |
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 217,000 | 0 | 3,632. | 423,200 | 640,200 | 640,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 193,200 | 0 | 3,632. | 449,600 | 642,800 | 642,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 193,200 | 0 | 3,632. | 328,000 | 521,200 | 521,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 193,200 | 0 | 3,632. | 285,600 | 478,800 | 478,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 193,200 | 0 | 3,632. | 243,300 | 436,500 | 436,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 182,300 | 0 | 3,632. | 238,000 | 420,300 | 420,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 182,300 | 0 | 3,632. | 195,700 | 378,000 | 378,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 182,300 | 0 | 3,632. | 186,200 | 368,500 | 368,500 | | 12/13/2012 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | | | PAT ACCT. | | | |
|--------------|--|--|--|--|--|--|--|--|--|-----------------|-----------|------|------------|
| | | | | | | | | | | Grantor | Legal Ref | Type | Date |
| | | | | | | | | | | LYNCH ANTHONY - | 22552-473 | | 10/29/1992 |
| | | | | | | | | | | | | | 147,500 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|--------|---------|------|
| 11/10/2018 | | MEAS&NOTICE | | | | | | | | HS | Hanne S | |
| 1/7/2009 | | Meas/Inspect | | | | | | | | 345 | PATRIOT | |
| 3/1/2000 | | Meas/Inspect | | | | | | | | 268 | PATRIOT | |
| 11/1/1981 | | | | | | | | | | CM | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

